

Technical Review Committee Meeting

Minutes of February 19, 2007

Attendance:

Members Present
Wayne Hamilton
Richard Grant
Mark Case
Mike Brookshire
Kevin Johnson
Scott Shuford
Bill Jones

Members Absent
John Dankle
Bob Oast
Shannon Tuch

Staff Present
Abby Moore
Alan Glines
Chad Pierce
Ashleigh Shuford
Blake Esselstyn
Nate Pennington
Kendra Tuner

Chairman Shuford opened the meeting at 1:34 explaining the role of the TRC and the voting process. Kevin Johnson made a motion to continue Crowell Park Apartments to the 3/19/07 meeting with a second from Wayne Hamilton. The 2/5/07 meeting minutes were approved.

Agenda Item	
Level II review for the project identified as <u>Brook Street Office/Retail Project</u> , located at 47, 5, 8 & 10 Brook Street. The request is for the construction of a new building in Biltmore Village to consist of 7 retail and 8 office units. The owner is Hill Partners, Inc. and the contact is Joe Tanneberger. The properties are identified in the Buncombe County tax records as PINs 9648.19-60-9151, 9648.19-70-0055, 1010, 0106 & 9647.07-79-1994.	
Staff Comments	Nathan Pennington oriented the Committee and audience to the site location and outlined comments from the staff report.
Applicant(s) or Applicant Representative(s)	<p>Joe Tanneberger, the developer, responded to TRC comments:</p> <ul style="list-style-type: none"> ? HC access was also an issue raised at the HRC meeting ? 4 entry points to go to the elevated platform ? Displayed the building elevations and pointed out initial plans and locations for access to be moved according to the HRC requirements. ? An elevator will come from garage (which will hold 160 vehicles) and will lead to main hallway in middle of building ? The largest vehicle for loading will be a 53' tractor trailer ? Curb stops will be installed <p>Brian Moffit, responded to Mr. Case's questions noting the developers are working on two strategies for access.</p>
Public Comments	
Speaker Name	Issue(s)
No Public Comment	
Commission Comments/Discussion	
Mark Case raised questions with regard to HC access and number of access points to the proposed building, installation of lifts and/or ramps and whether or not HRC would need to re-hear the projects for changes to such. Nate Pennington pointed out that ADA access areas are shown on the plan. Mr. Case also requested more information with regard to egress from the elevated 1 st floor. Mr. Case	

recommended if the building is sprinklered, then a rescue assistance area be provided. Mr. Case reiterated the need for a pedestrian connection.

Wayne Hamilton requested more information regarding the loading zone locations and detail for parking and curb height. Nate Pennington pointed out that there were to be three loading areas with signage for off-peak hours only (before stores open). Mr. Hamilton requested the rear road be posted as a fire road.

Commission Action

The TRC voted unanimously to approve the project with the conditions outlined in the staff report with the added conditions (1) wheel stops be provided to contain parking of the rear road and (2) drive access on the rear road be posted as a fire lane.

Agenda Item

Preliminary plat review for the project identified as Roost Subdivision (15 lots) located on Cypress Drive. The property owner is NC Dwellings, Inc. and the contact is Ryan Eppenberger. The property is identified in the Buncombe County Tax Records as PIN 9657.06-38-2084.

Staff Comments	Nathan Pennington oriented the Committee and audience to the site location and outlined the TRC staff report.
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Applicant(s) or Applicant Representative(s)	Eric McAbee, applicant's representative, responded to TRC comments/questions: <ul style="list-style-type: none">? Elevation change due to natural topography so lots 3,4, and 5 are elevated in a tree-house type to get parking on the street? Lot 2 – lowest part elevated 8' retaining wall may need to raise wall to flatten out? Retaining wall will be built before houses as part of the road construction under a separate permit? Tree houses will be three-story with the third story being at road level? Asked the TRC about parallel parking on the street? Discussion of swale
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Public Comments

Speaker Name	Issue(s)
No Public Comment	

Commission Comments/Discussion

Chairman Shuford noted that parallel parking on the road may pose a problem and will need to be handled with a separate meeting.

Chad Pierce and Mr. McAbee discussed the existing swale, culvert and discharge point.

Commission Action

The TRC voted unanimously to approve the project with the conditions outlined in the staff report with the added condition that the applicant has a separate meeting with staff to discuss parking in the right of way.

Agenda Item

Consideration of the Conditional Zoning request for the project identified as Vistas of Westfield located on Dogwood Road. The conditional zoning request seeks the rezoning from RS4 (Residential Single-

Family, Medium Density) district to RM6 CZ (Residential Multi-Family, Low Density Conditional Zoning) district for a 124-unit multifamily condominium development consisting of 2-unit, 4-unit, and 8-unit buildings. The applicant is also seeking a modification to a dimensional standard (setback). The owner is Vistas of Westfield, LLC and the contact is Chris Day. The property is identified in the Buncombe County tax records as PIN 9607.10-35-7558.	
Staff Comments	Blake Esselstyn oriented the Committee and audience to the site location and outlined the staff report
Applicant(s) or Representative(s)	<p>Chris Eller, Civil Design Concepts, responded to TRC comments regarding the following:</p> <ul style="list-style-type: none"> ? Most units will be Townhomes and have their own PINs ? Review as a masterplan ? Road are public with a reduction in ROW and setback ? Condos will be sprinklered because steepness is greater than 15% ? No room for a turnaround ? Curb and gutter only required on one side because if ETJ line– will discuss with NCDOT ? Aquatic buffers – trying to determine and will continue to work with Chad Pierce ? Asking for consideration of signage in open space (in addition to two entrances) ? Signage will be small, it's just to allow people to know they have arrived at the development ? The historic tree on the property will be saved
Public Comments	
Speaker Name	Issue(s)
Ron Eudy	<ul style="list-style-type: none"> ? Flood area (signage) ? Would like to better understand project ? Asked about the fate of the historic tree
Commission Comments/Discussion	
<p>Mark Case discussed the two hour fire rated wall. Mr. Case also asked the applicant to indicate all accessible units on plans and indicate which building will require sprinklers on plans.</p> <p>Wayne Hamilton discussed the retaining wall; Mr. Eller responded that what is shown on the plans would be worst case scenario, the actual will probably be smaller.</p>	
Commission Action	
The TRC voted unanimously to approved the project with the conditions outlined in the staff report with the added conditions (1) Townhomes require two-hour fire rated wall (2) preserve the historic tree (3) work out turnaround issues (4) provide more detail for the top of the retaining wall.	

Agenda Item	
<p>Consideration of the Conditional Zoning request for the project identified as <u>Eagle's Landing</u> located at 179 Johnston Boulevard. The conditional zoning request seeks the rezoning from RM6 (Residential Multi-Family, Low Density) district to RS8 CZ (Residential Single-Family, Low Density Conditional Zoning) district for a 26-lot subdivision with setback, lot size, and open space modification requests. The owner Tom Overholt and the contact is Eric McAbee. The property is identified in the Buncombe County tax records as PIN 9628.07-58-2067 & 9628.07-57-1758.</p>	
Staff Comments	Alan Glines oriented the Committee and audience to the site location and outlined the staff report

Applicant(s) or Representative(s)	Eric McAbee, representative, addressed the TRC comments regarding the following: <ul style="list-style-type: none"> ? Average natural slope is 10% ? Requesting a 2' valley gutter in areas less than 5% grade ? Drainage area along Johnston Blvd. and the existing ditches and culverts
Public Comments	
Speaker Name	Issue(s)
No Public Comment	
Commission Comments/Discussion	
Wayne Hamilton noted that the 22' wide paved road can't count as part of the drive area. Chad Pierce noted that curb and gutter on Johnston Blvd. will need to be worked out with NCDOT. Mr. Pierce also noted that Council can flex the reduction of the ROW.	
Chairman Shuford responded to Mr. Overholt that sidewalks are required, but that he can pay fee-in-lieu as an option.	
Commission Action	
The TRC voted unanimously to approve the project with the conditions outlined in the staff report with the added condition that the developer's representative submit a letter to COA Engineering Department to justify the reduced ROW to 45' prior to the P&Z meeting.	

Agenda Item	
Pre Application Conference for Onteora Oaks subdivision.	
Staff Comments	Nathan Pennington oriented the Committee and audience to the site location and outlined the questions from applicant to the TRC <ul style="list-style-type: none"> ? 29 lot subdivision ? Open space – lots will not touch a ROW ? Number of trees to be preserved ? Alternative design with road in the middle ? CUP to have an alternate road ? TRC can give modification if there is a physical hardship
Applicant(s) or Representative(s)	Brian Morris, representative, responded to TRC comments: <ul style="list-style-type: none"> ? Applicant is trying to preserve open space and trees while accessing lower lots
Commission Comments/Discussion	
Chairman Shuford explained to the applicant that they have several possibilities, such as looking further into doing a Planned Community Act, as well as checking into the spacing for a four-lot subdivision.	